

Wildcat Ranch Homeowners Association
Property Owners' Association Management Certificate

INST # 2021-0035589

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments 2019-0007519.

1. Subdivision information. Wildcat Ranch is an addition to the city of Crandall in Kaufman County, Texas. The plats are recorded in the Plat Records of Kaufman County, Texas as:

2. Declaration information. Lots in Wildcat Ranch are subject to Declaration of Covenants, Conditions and Restrictions for Wildcat Ranch, recorded on March 26th, 2019 as Instrument 2019-0006499, Real Property Records, Kaufman County, Texas.

Governing Documents:

- Declaration of Restrictive Covenants 2019-0006499, recorded on March 26, 2019
- Declaration/Designation 2019-0006537, recorded on March 27, 2019
- Adoption of Working Capital 2019-0006538, recorded on March 27, 2019
- Design Guidelines 2019-0006539, recorded on March 27, 2019
- Adoption of Architectural Review and Fee 2019-0015920, recorded on July 9, 2019
- Notice of Applicability Phase 1A 2019-0017258, recorded on July 24, 2019
- Amend and Restated Design Guidelines 2019-0017259, recorded on July 24, 2019
- Amendment to the Declaration 2020-0001300, recorded January 15, 2020

Plats:

- Phase 1A: 2019-0016241, recorded July 12, 2019
- Phase 1A: Amended 2020-0015438, recorded June 10, 2020
- Phase 2: 2020-0006845, recorded March 12, 2020
- Phase 2 Replat: 2021-0013067 recorded, April 6, 2021

3. Name of property owners association. Wildcat Ranch Homeowners Association

4. How to contact the association through its managing agent.

Wildcat Ranch Homeowners Association
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://wildcatranchhoa.connectresident.com>
Resale Disclosure Package: \$375.00
Homeowner Setup/Unit Transfer: \$250.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 30 day of August 2021

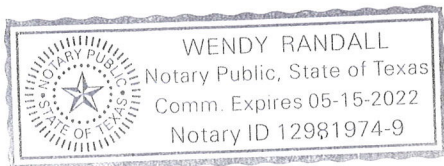
Wildcat Ranch Homeowners Association, a
Texas property owners' association

By: Michelle Malegni

Michelle Malegni, Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 30 day of August 2021 by
Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



Wendy Randall
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Wildcat Ranch Homeowners Association
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254=

INST # 2021-0035589
Filed for record in Kaufman County
On: 9/1/21 at 11:28 AM

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2021-0035589

Billable Pages: 2
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 09/01/2021 at 11:28 AM	MAILBACK
Document Number: <u>2021-0035589</u>	
Receipt No: <u>21-29017</u>	
Amount: \$ <u>30.00</u>	
Vol/Pg: <u>V:7188 P:34</u>	



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED
REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER
FEDERAL LAW.

Record and Return To:

WILDCAT RANCH HOMEOWNERS ASSOCIATION
14951 NORTH DALLAS PARKWAY
SUITE 600
DALLAS, TX 75254

